

LATTICE & BALCONY REVISION PROJECT

PROJECT STATISTICS

APN: 045-290-013
ZONE: H-O-S-D-3
OCCUPANCY GROUP: U (UTILITY & MISC.)
GENERAL PLAN DESIGNATION: SHORELINE
AVERAGE PROPERTY SLOPE: 1% - 1.5%
CONSTRUCTION TYPE: WOOD FRAME
LOCATION: 34' 24" 14" LATITUDE
119' 41" 36" LONGITUDE
PROJECT ADDRESS: 119 HARBOR WAY (ALLEY)
SANTA BARBARA, CA 93109
PROPERTY OWNER: CITY OF SANTA BARBARA
WATERFRONT DEPARTMENT
132A HARBOR WAY
SANTA BARBARA, CA 93109
PROJECT CONTACT: TOM DIETZ
117-C HARBOR WAY
SANTA BARBARA, CA 93109
(O) (805) 897-1973 / (C) (805) 890-2042

CONTRACTOR: NELS ANDERSON
117-C HARBOR WAY
SANTA BARBARA, CA 93109
(O) (805) 897-1973 / (C) (805) 890-8871
TBD

DIMENSION INFORMATION
LATTICE WORK - BEFORE 10'-7" x 16'-8" 176 SQ. FT.
LATTICE WORK - AFTER 20'-0" x 18'-6" 324 SQ. FT.
DIFFERENCE (INCREASE): 148 SQ. FT.

COLOR AND MATERIAL INFORMATION
NEW LATTICE WORK COLOR AND MATERIALS, TO MATCH EXISTING.

SHEET INDEX	
SHEET #	DESCRIPTION
1	TITLE

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING BUILDING CODES AS ADOPTED BY THE CITY OF SANTA BARBARA. NOTHING IN THESE PLANS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

CALIFORNIA ADMINISTRATIVE CODE (TITLE 25)	2016
CALIFORNIA BUILDING CODE	2016
CALIFORNIA MECHANICAL CODE	2016
CALIFORNIA PLUMBING CODE	2016
CALIFORNIA ELECTRIC CODE	2016
CALIFORNIA GREEN BUILDING STANDARDS	2016
CITY ORDINANCES FOR GRADING	
CITY BUILDING CODE AMENDMENT	

SCOPE OF WORK

- 1) ENLARGE THE TRELLIS PORTION OF EXISTING TRASH ENCLOSURE.
- 2) REVISE THE HEIGHT OF THE BALCONY, TO MATCH THE TRELLIS.
- 3) PAINT TRELLIS, TO MATCH EXISTING (WHITE).
- 4) PAINT BALCONY, TO MATCH EXISTING (MALAGA GREEN).

GENERAL NOTES

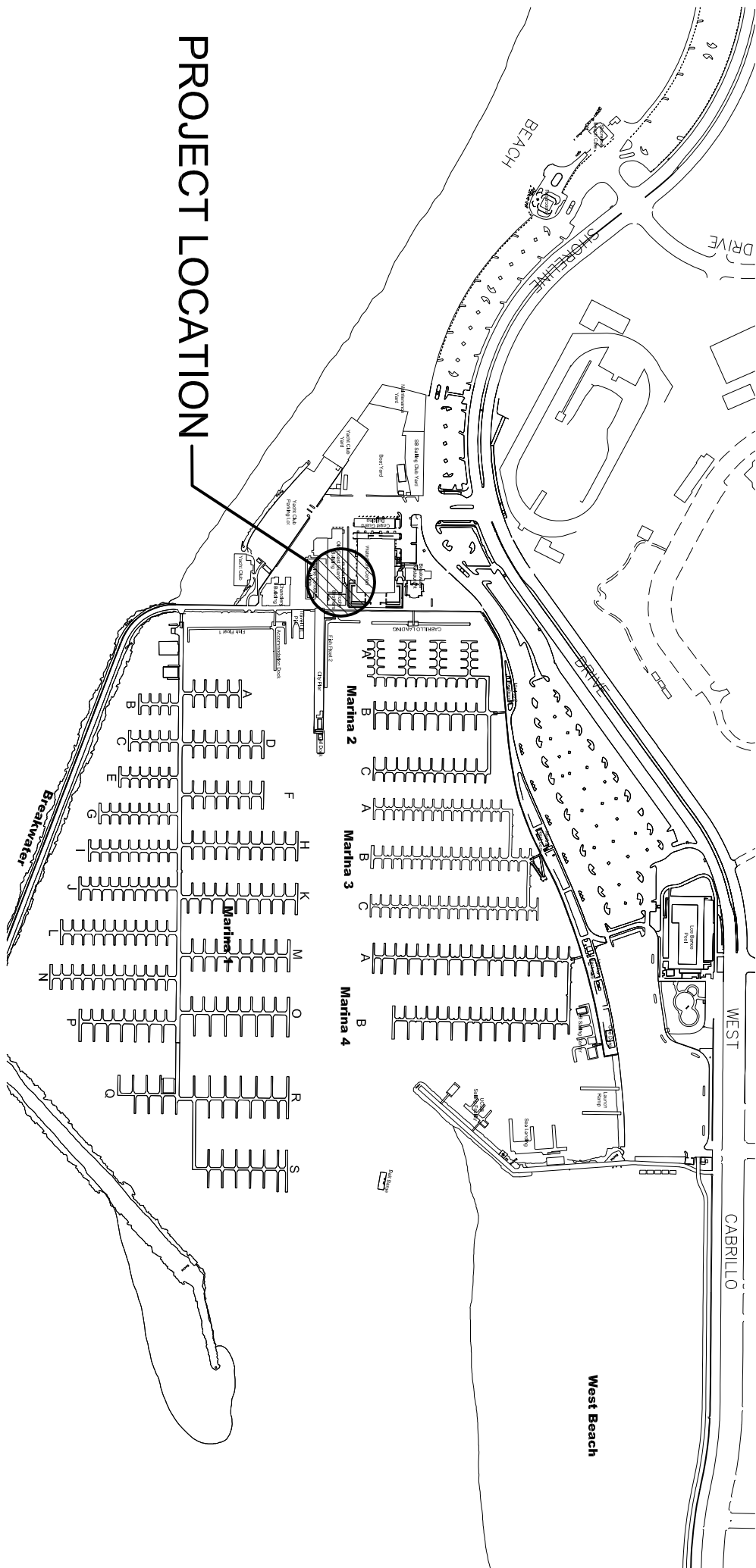
1. ALL MATERIALS AND WORKMANSHIP ARE SUBJECT TO REVIEW BY THE WATERFRONT MAINTENANCE SUPERINTENDENT.
2. REPORT ANY AND ALL DISCREPANCIES, AMBIGUITIES, UNCLEAR ITEMS OR ITEMS THAT ARE SUBJECT TO MORE THAN ONE INTERPRETATION, TO THE WATERFRONT MAINTENANCE SUPERINTENDENT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
3. ALL WORK DONE SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE.
4. VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE WATERFRONT MAINTENANCE SUPERINTENDENT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. CHECK AND COORDINATE ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS TO OBTAIN DIMENSIONS.
5. NEITHER THE PROFESSIONAL ACTIVITIES NOR THE PRESENCE OF THE WATERFRONT MAINTENANCE SUPERINTENDENT AT THE CONSTRUCTION SITE RELIEVES THE CONTRACTOR OF HIS OBLIGATION, DUTIES AND RESPONSIBILITIES FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES AND PROCEDURES NECESSARY FOR THE CONTRACTOR TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATION IN A MANNER TO ENSURE THE HEALTH AND SAFETY OF PERSONS WHO ENTER THE CONSTRUCTION SITE.
6. ANY DIFFERENCE BETWEEN THE EXISTING CONSTRUCTION, AS OBSERVED IN THE FIELD, AND AS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE WATERFRONT MAINTENANCE SUPERINTENDENT BEFORE PROCEEDING WITH WORK.
7. REFER TO THE WATERFRONT MAINTENANCE SUPERINTENDENT FOR CHANGES AS NEEDED IN THE FIELD.
8. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE STANDARD SPECIFICATION FOR PUBLIC WORK CONSTRUCTION AND ORDINANCES OF THE CITY OF SANTA BARBARA, 2016 EDITION.
9. CONTRACTOR SHALL NOTIFY THE WATERFRONT MAINTENANCE SUPERINTENDENT AT (805) 897-1974, NO LATER THAN 5 DAYS PRIOR TO BEGINNING WORK ON SITE.
10. CONTRACTOR SHALL VERIFY THE DESIGN AND SUBMIT CHANGES AS REQUIRED TO MEET THE CRITERIA CHANGES IN THE DESIGN REQUIRED TO MEET THE DESIGN CRITERIA ARE TO BE INCLUDED IN THE BID PRICE.



LATTICE & BALCONY - BEFORE
SCALE: NTS

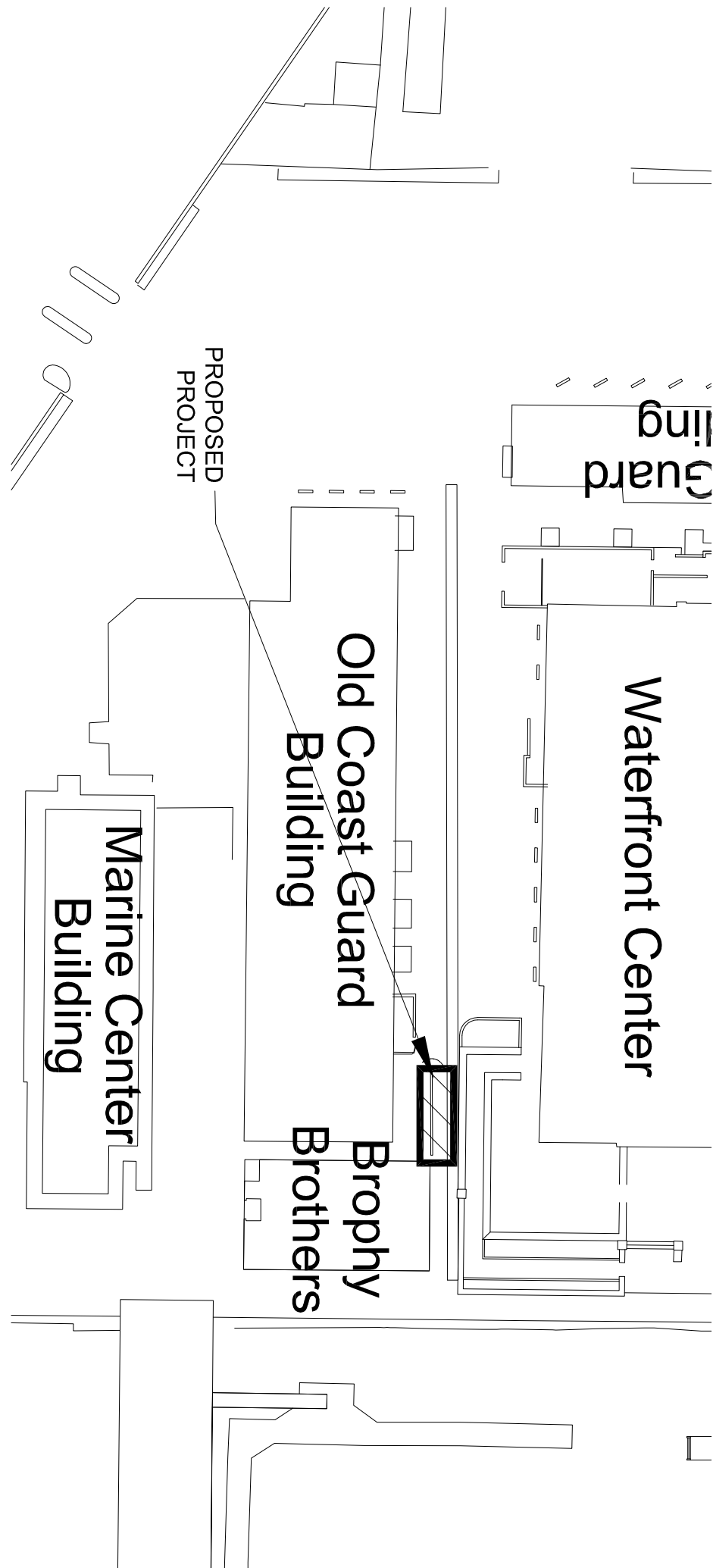


LATTICE & BALCONY - AFTER
SCALE: NTS



HARBOR VICINITY

SCALE: 1" = 400'



SITE PLAN

SCALE: 1" = 40'

LEGEND
EXTENT OF WORK

	DRAFTER	T. LAWLER	
	DESIGNER	K. TREIBERG	
	CHECKER	T. DIETZ / N. ANDERSON	
REV	DESCRIPTION	DATE	APPROVED
1	REVISIONS PER ABR COMMENTS ON AUGUST 26, 2019	10/24/2019	K. TREIBERG
	REVISIONS		

KARL TREIBERG	WATERFRONT FACILITIES MANAGER
---------------	-------------------------------

LATTICE & BALCONY REVISION PROJECT TITLE & DETAIL SHEET

CITY OF SANTA BARBARA
WATERFRONT DEPARTMENT - FACILITIES DIVISION

SCALE: _____
FACTOR: _____
VERT. _____
HOR. _____
PROJ. NO. _____
SHT. 1 OF 1 SHTS.
DWG. NO. 1190-022